



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: April 25, 2006

Department: Zoning, Building and Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to M-1 (CZ-60004)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Ordinance # _____

SUMMARY:

At the March 1, 2006 public hearing, the County Planning Commission voted (7-0) to recommend approval of the request for a zone map amendment from A-1 to M-1 on an unplatted tract of land Town of Atrisco Grant, Row 1 Unit 1, also known as Tracts 122 & 123 (based on Assessor's tax parcel), located north of I-40 approximately ½ mile west of Paseo del Volcan and I-40 Frontage Road, containing approximately 7.57 acres. The decision was based on the following six (6) Findings.

1. This is a request for requests approval of a zone map amendment from A-1 to M-1 on an unplatted tract of land Town of Atrisco Grant, Row 1 Unit 1, also known as Tracts 122 & 123 (based on Assessor's tax parcel), located north of I-40 approximately ½ mile west of Paseo del Volcan and I-40 Frontage Road, containing approximately 7.57 acres.
2. The property is located in the Reserve Area of the Albuquerque/Bernalillo County Comprehensive Plan, within the Westland North Area of the West Side Strategic Plan.
3. The request is consistent with Resolution 116-86 in that the applicant has demonstrated that the use is more advantageous to the community as articulated in West Side Strategic Plan and the Westland Master Plan in that the property will be developed with a light industrial/M-1 use, as prescribed in the plans' land use designations for the vicinity of the site.
4. The request is consistent with Resolution 116-86 in that the applicant has demonstrated that the existing zoning is inappropriate due to changed neighborhood conditions in the area including the recent development of a number of travel-related and light industrial operations in the surrounding area.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.
6. The applicant has agreed, as appropriate, either to provide acceptable evidence that the subject property is a legal lot of record or to create a legal lot of record of the subject property per the Bernalillo County Subdivision Ordinance prior to the development of the site.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (March 3, 2006)
2. County Planning Commission Information Packet.

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval